

LAW OFFICES  
ROSS, MARSH & FOSTER  
7401 Wisconsin Avenue  
Bethesda, Maryland

# TRUSTEES' SALE

## OF VALUABLE IMPROVED REAL ESTATE

located in Frederick County, Maryland, improved by premises known as 114 W. Main Street, Thurmont, Maryland.

By virtue of the power and authority contained in a Deed of Trust from Carleton J. Berry and Sarah D. Berry, his wife, to Frank A. Spinetta and Carol J. Tomasi, Trustees, dated the 27th day of January, 1984, and recorded among the Land Records of Frederick County, Maryland, in Liber 1227, folio 70, and at the request of the party secured thereby, default having occurred in the terms and conditions thereof, the undersigned, as Substitute Trustees for the Trustees named in the Deed of Trust, will sell at public auction in front of the Court House at the Court and West Patrick Streets entrance, Frederick, Maryland, on

WEDNESDAY, NOVEMBER 20, 1985

AT 9:00 A.M.

all the property in said Deed of Trust described as follows:

All the following lot or parcel of land situate, lying and being on the south side of West Main Street in Thurmont, Frederick County, Maryland, known as 114 West Main Street, Thurmont, Maryland and more particularly described as follows: BEGINNING AT A STONE FOUND ON THE NORTH BANK of Hunting Creek, it being the Point of Beginning in a deed unto Charles Shipley from J. Wm. Payne dated February 14, 1896 and recorded at the top of the page in Liber JLI 14, folio 351, said stone also being at the end of the third or South 5° West 250 feet line in a deed unto Enos Cover from Hiram Arthur and Nancy L. Arthur, his wife, dated January 26, 1974 and recorded in Liber TG-1, folio 573 and running with said line reversed and as now surveyed: 1) North 05° 51' 33" East 260.21 feet to an iron pipe set, thence with that tract or parcel of land conveyed unto Harry R. Lewis and Catherine E. Lewis, his wife, by Charles M. Mackley by deed dated July 17, 1951 and recorded in Liber 494 at folio 399, four (4) courses and distances, 2) South 57° 59' 50" East 49.53 feet to a bolt found planted at a fence post, thence

3) North 13° 59' 02" East 35.82 feet to an iron pipe found, thence 4) North 68° 33' 38" West 12.33 feet to a fence post, thence 5) North 17° 40' 53" East 71.12 feet to an iron pipe found on the South side of West Main Street at the end of 65.31 feet on the first line in a deed unto J. Irving Mackley and Charles D. Mackley from Mary E. Cover, et al, dated February 28, 1905 and recorded in Liber 269 at folio 431, thence with said line reversed 6) South 71° 23' 36" East 77.31 feet to an iron stake found at the Northeast Corner of that tract conveyed unto Charles M. Mackley and Lottie N. Mackley, his wife, by Annie E. Osler by deed dated November 21, 1922, and recorded in Liber 342 at folio 287 and running with the second line therein 7) South 14° 53' 03" West 84.13 feet to a railroad spike found, thence 8) South 70° 49' 14" East 18.98 feet to a fence post, thence 9) South 04° 43' 39" East 310.12 feet to a tee-bar found at the Northwest Corner of that tract conveyed unto Mahrle E. Keeney and Blanche P. Keeney, his wife, by Charles M. Mackley by deed dated March 10, 1951 and recorded in Liber 494 at folio 303 and running with the fourth (4) and fifth (5) line therein

10) South 13° 53' 18" West 50.00 feet (over an iron pipe found at the end of 37.04 feet) to a point in Hunting Creek, thence 11) South 59° 03' 42" East 116.36 feet to a point on the East Bank of Hunting Creek, thence 12) South 53° 37' 02" West 84.86 feet to an iron pipe found at the Southwest Corner of that tract conveyed unto Howard F. Late and Joan F. Late, his wife, by Charles M. Mackley and Lottie N. Mackley, his wife, by deed dated April 14, 1945 and recorded in Liber 446 at folio 513, said point also being on the end of 212.69 feet on the fifth (5) or North 68° West twenty (20) perch line in a deed unto Charles Shipley from William H. Six and Mary A. Six, his wife, dated November 29, 1895 and recorded in Liber JLI-14 at page 351 (second deed on the page) and running therewith three (3) courses and distances 13) North 64° 02' 33" West 123.71 feet to an iron pipe found at a White Oak Tree, thence

14) North 56° 06' 02" West 339.35 feet to an iron pipe set at the end of the third (3rd) or South 40° East 326 feet line in a deed unto the Commissioners of Thurmont, a municipal body corporate, by Thurmont Junior Chamber of Commerce, Inc. a body corporate, by deed dated November 16, 1965 and recorded in Liber 738 at folio 354 and running with said line reversed 15) North 40° 16' 23" West 101.54 feet to a tee-bar found on the Southwest Corner of the aforementioned deed unto Charles Shipley from J. Wm. Payne, recorded at the top of the page in Liber JLI-14 at folio 351, and running with the second (2) and third (3) lines therein 16) North 60° 11' 03" East 126.92 feet to Hunting Creek, thence 17) South 47° 18' 57" East 119.40 feet to the point of Beginning. Containing 2.642 Acres of land, more or less.

The property is improved by a single-family, two-story, detached, frame dwelling.

### TERMS OF SALE

A deposit of Four Thousand Dollars (\$4,000) will be required at the time of sale, such deposit to be in cash, certified check, or in such other form as the Trustees may determine, in their sole discretion. The balance in cash, with interest at twelve per centum (12%) per annum from the date of sale to the date of settlement payable within ten (10) days after final ratification of sale.

Adjustment of all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter be assumed by the purchaser. Title examination, conveyancing, state revenue stamps, state and county transfer taxes and all other costs incident to settlement are to be paid by the purchaser.

Compliance with terms of sale shall be made within ten (10) days after final ratification of sale or deposit shall be forfeited and the property resold at the risk and cost of the defaulting purchaser.

JOHN C. WALKER, III

JOHN W. GILL, JR.

Substitute Trustees

Frederick, Md.

This is to certify, That the annexed

was published in

newspapers published in Frederick County, once a week for

3 successive weeks prior to the

of 7 November, 1985

THE NEWS-POST

Per

*Swain M. Kenzie*

*Filed 1-17-86*